



## ASSOCIATION NEWSLETTER

May 4, 2013

### **PAINTING NEARLY COMPLETE; FRONT DOORS TO BE DONE NEXT**

Once all the buildings, fence, and pool house are completed, Affordable Painting will then return to each building to paint the front doors. Residents will have to be present while their own door is painted as the door will need to stand open for about 3 to 4 hours for the paint to dry. Affordable Painting will be posting notices on each door as to what days will be available to paint each door. Residents will be asked to coordinate with the painters to find a time suitable for them to paint the door while it can remain open. Homeowners should be aware that Affordable Painting is only contracted to paint the exterior (outside) surface and sides of the door and not the inside surface. If homeowners would like Affordable Painting to paint their interior surface with the same exterior paint, they will need to contact Affordable Painting separately for this additional service.

Thank you for your continual patience as the painting project is coming close to and end.

### **ACCESS TO GYM EXPLAINED**

As a reminder, here are the procedures to open the gym door at Bldg 7630:

1. wave the card in front of the reader; light will flash green and a beep will emit
2. when you hear the beep, pull the door towards you FIRST
3. then give it a quick push to open

Please call 569-1121 #204 if you have a problem. Thank you.

### **ABANDONED CAR (RED FIERO) TAGGED FOR TOWING**

In Phase 3 long-term Parking Lot, there's a red Pontiac Fiero, NM plate HZJ363, that appears to be abandoned. It has not moved in quite some time, it has flat tires and is covered in debris. If this vehicle is not reclaimed, flat tires repaired, and the vehicle made to look like it's in working condition, it will be towed in the immediate future at the vehicle owner's expense. No other warning will be given.

### **ONCE BLDG PAINTING IS DONE, PLEASE REMOVE ITEMS FROM COMMON AREA**

Once you see that the painting of your building is complete, please remove all items that you left in the common area during the project and put them back in your patio or on your balcony. Please do not attach anything to the newly painted building. Otherwise, you may be charged for the repair. Thank you.

If your building is being painted or has been painted and you see that the painter missed a spot or two, please send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) or report it to 569-1121 #204. Thank you.

### **7610 CONVERTED TO DRIP SYSTEM**

Recently, after the exterior painting was done, the Association renovated the landscape and converted the irrigation to drip system. In the long run, the drip will save the Association money and overspray on the siding. The Board will be looking to do the same to other buildings.

**NEW JANITORIAL SERVICE  
TO START ON JUNE 1<sup>ST</sup>**

Starting next month, the Association will be using a new company, Master Clean USA, Inc., to provide janitorial services. The new company will continue to clean the facilities twice a week.

**LATTICE WORK IS OWNER'S  
RESPONSIBILITY TO MAINTAIN**

As a reminder, if you have lattice work on your exclusive use unit, it is your, the unit owner, responsibility to maintain it (i.e. painting, repairing, replacing, etc.).

**MAINTENANCE CONCERNS?  
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY  
PRESSURE REGULATOR AND  
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**NEW INFORMATION NEEDED**

The civil code requires that if you have new phone numbers, tenants, or e-mail/ mailing address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;  
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for May 9, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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